## ORDINANCE NO. 840607-0

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:
A 2.50 ACRE TRACT OF LAND OUT OF THE JOHN SWESEY SURVEY NO. 506, LOCALLY KNOWN AS 916 CAPITAL OF TEXAS HIGHWAY SOUTH, FROM INTERIM "AA" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT TO "0-1" OFFICE, FIRST HEIGHT AND AREA DISTRICT; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. CHAPTER 13-2 of the Austin City Code of 1981 is hereby amended to change the USE and HEIGHT and AREA designations from Interim "AA" Residence, First Height and Area District to "O-1" Office, First Height and Area District on the property described in File C14r-83-263, to-wit:

A 2.50 acre tract of land out of the John Swesey Survey No. 506, Travis County, Texas, same being a portion of that 39.75 acre Marshall Tract as described in a Deed recorded in Volume 3977, Page 884 of the Travis County Deed Records; said 2.50 acre tract of land being more particularly described as follows:

BEGINNING at an iron rod found at an angle point in the easterly line of the said 39.75 acre Marshall tract, same being in the westerly line of Loop 360 and the most northerly corner of Lot 1, the Hills of Lost Creek Section Six, a Subdivision of record in Book 77, Page 148 of the Travis County Plat Records;

THENCE, departing the said westerly line of Loop 360 and with the said easterly line of the 39.75 acre Marshall tract, same being the westerly line of the said Lot 1, Hills of Lost Creek Section Six, the following two (2) courses and distances:

- S 00° 21' 27" E, a distance of 556.58 feet to an iron rod found at an angle point, and
- 2. S 10° 49' 53" W, a distance of 275.04 feet to an iron pipe found at the southeast corner of the said Marshall tract, same being an interior corner of the said Lot 1;

THENCE, with the south line of the said Marshall tract, same being a north line of the said Lot 1, N 77° 09' 53" W, a distance of 370.00 feet to a point, from which an iron pipe found at an angle point in the said common line bears N 77° 09' 53" W, a distance of 305.97 feet;

THENCE, departing the said common line between the Marshall tract and Lot 1, and crossing a portion of the said Marshall tract, the following twelve (12) courses and distances:

- N 12° 50' 07" E, a distance of 79.84 feet to a point,
- 2. N 80° 08' 33" E, a distance of 265.94 feet to a point,
- 3. N 47° 38' 33" E, a distance of 132.00 feet to a point,
- 4. N 20° 54' 49" W, a distance of 34.18 feet to a point of curvature;
- 5. a distance of 76.11 feet along an arc to the left with a central angle of 18° 47' 44" and a radius of 232.01 feet and whose chord bears N 30° 18' 41" W, a distance of 75.77 feet to a point of tangency,
- 6. N 39° 42' 33" W, a distance of 44.42 feet to a point,
- 7. N 28° 43' 36" W, a distance of 56.82 feet to a point of curvature.
- feet to a point of curvature,

  8. a distance of 165.85 feet along an arc to the left with a central angle of 20° 51' 16" and a radius of 455.66 feet and whose chord bears N 15° 46' 49" E, a distance of 164.94 feet to a point of tangency,
- 9. N 05° 21' 11" E, a distance of 41.77 feet to a point,
- 10. N 32° 15' 42" E, a distance of 59.36 feet to a point,
- 11. N 00° 21' 27" W, a distance of 100.00 feet to a point,
- 12. N 89° 38' 33" E, a distance of 58.00 feet to the POINT OF BEGINNING and containing 2.50 acres of land,

locally known as 916 Capital of Texas Highway South in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying Chapter 13-2 of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

That the development of the property herein described shall be accomplished in accordance with the site plan approved by the Planning Commission and attached hereto as Exhibit "A", or as such site plan is subsequently adjusted or modified as provided by subsection 13-2-192(i) of the Austin City Code of 1981. Except to the extent that such site plan is inconsistent therewith, the development and use of the property described herein shall be in accordance with the ordinance of the City of Austin governing the development and use of property in the use, height and area districts established on said property by this ordinance and in accordance with Article VI of Chapter 13-2 of the Austin City Code of 1981.

The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

PASSED AND APPROVED

June 7

1984 X

Mayor

APPROVED:

Isham

City Attorney

ATTEST:

James E. Aldridge

City Clerk

WMc:saf

34067-0 14-65-263 Section in the security Code (Section 1979) -Dest 133419-404 Ht SQ14123 47. 164. The 24 By Excelle te de 2541 duitem THE EUROPEISE OF DESIDUOUS THEE COLUMN CATE MONTH Bentanna dasede E CECUDADES TREE AFTER COMPLETION OF SPACING LEADER OF TOTAL SALVES ASSESSED TO BE KIND ! PROPOSED & EXILISING FIRE HIGH PROPOSED TRASK DUMPRICA LECTOR SHAFF OF ENC. 9. 7.57 M 55 F. FINE ST. H.M. H-03 18 16 17. 18 4 1 7 1,773.42 65. 47 STATE OF FOZI CBEEK BEAD le Approval of this swaling and PAA applifiction days not constitute building and approval. Additional allocated speciments shall be impaired at a calculation from along lacenstall varie discharge porter to experient. An additional varies permit to required. The state of the second day provided eigh relative in this myllication must remain each state and training exclusion requirements. Parking has performing and furtherpark following about he does elem-communities of morne, terfs, placed cover morney and cross as per typical decaying on cold places. This play it is emplified with its landstage arranges well lighted like the name of print it bis tree of a contribute its oringate that outside a december of the light arrange print is satisfiant print is satisfiant print is satisfiant. dere such as settenesy will be located basis  $25^\circ$  building our book  $270_{\rm He}$ A tempetap fine shall be destalled around existing areas prior to same better on present also except tenespecture. First topolog proof to construction of deservoys. Dance to respective the all count of transaction or camps to utilizes derive construction of deferrage. 6 His this intensit state for the creates and at compare incom-brates related better it for the meaning to higher old-towns. The compared to the compared to higher old-towns. The first separate must be not state examin special forces a criminal of a first separate sets and a special separate () is more than the construct forces. The construction of the constr There is contracted at the math and, strong plan will be selected and the first strong halfs for desirably the selected for t Pass betreate 6. - / Josh to popular and operationally high, as piccin road to the hydratic access building compression herital Reservance shall be have to established with this date plan. Are authorate toprovent to the foreign with plan exceptors. it after chaff he placked by each cameroc at enterwoon to produce, depocating controllers to much spaces had been compared to produce at the controllers of the controllers and the controllers are produced to the contro EXISTING GEFICE BUILDINGS Engineering & Environmental Consultants ESPEY, HUSTON & ASSOCIATES, INC. SIG CAPITAL OF TEXAS HWY SOUTH (512) 327-8840 PO. BOX 519 AUSTIN, TEXAS 78767 HILLS OF LOST CREEK OFFICE BUILDING 916 CAPITAL OF TEXAS HIGHWAY HILLS OF LOST CREEK, SECTION &A, LOT 1 DRAINAGE PLAN 014-83-263 WILLIAM H ESPEY, JR. P.O. BOX 519 AUSTIN, TEXAS 78767 327-6640 DECEMBER 16, 1983 OWNERS: ROBERT J. HUSTON STALE 17-46 2 PACE 1 NO 200

**EXHIBIT** "A"

## Austin American-Statesman

City of Austin

(My Commission Expires:)

	AFFIDAVIT OF PUR	BLICATION	
THE STATE OF TEXT			
	undersigned authority, s, State of Texas, on		
Susana Martinez			
newspaper publisme, states that newspaper on the	rtising Agent of the Ashed in said County are the attached advertise following dates, to	nd State, who being sement was published	duly sworn by
June 29th, 1984			<u></u>
and that the att	tached is a true copy	of said advertiseme	ent.
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Day of June	A.D. 1	98_4.	
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166 EAST RIVERSIDE, P. O. BOX 670, AUSTIN, TEXAS 78767, 512-445-3500

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